

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING COMMISSION HELD ON JUNE 10, 2015 AT THE RUSH VALLEY TOWN HALL, 52 SOUTH PARK STREET, RUSH VALLEY, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Planning Commission Members Present: Ed Johnson, Scott Hawkins, Jeff Neil and David Smith

Appointed Officers and Employees Present: Attorney Joel Linares, Clerk/Recorder Amie Russell

REGULAR AGENDA:

1. Discussion and Review of Agenda Items by Planning Commission. There was no discussion on agenda items.

2. Roll Call. Present were Planning Commissioners Ed Johnson, David Smith, Scott Hawkins, and Jeff Neil. Ed Johnson was not present at the time of roll call, he arrived at 7:34 pm, Blaine Russell was excused.

3. Approval of Meeting Minutes for 01/14/15. Scott Hawkins made a motion to approve the meeting minutes as written. David Smith seconded the motion. All present voted in favor and the motion carried.

4. Carey Allred – Zoning Approval. Carey Allred was present at the meeting. The address of the property discussed is 1170 N Church Street. His intentions are to remodel the current garage to have one bedroom and bathroom and to heat with a stove. He was fixing the garage to repair existing damage. This is an existing structure, with intent to use the existing footprint. There is a 5 wheel on the property currently. There wasn't a need to issue a conditional use permit because they use didn't meet the requirements for a conditional use permit. The intention is not to use the existing building as a permanent residence. This is a non-conforming lot. There has been a lot of improvement done to this existing structure. When they are ready to build a dwelling on the property. There is only one residence allowed on a parcel of property. This is not a residency. The conditional use is for temporary residency and be allowed for Six month or up to a year on the permit. Carey Allred asked what will be required. A building permit application along with required supporting documentation and permit fees to be paid after the application has been reviewed. Jeff Neil made a motion to authorize the conditional use permit. Scott Hawkins seconded the motion. All present voted in favor.

5. Scott Hummerhays – Zoning Approval. Currently there are 12 owners & 10 families on the Sunten property. He provided a copy of the Settlement Agreement and the Conditional Use Permit to operate under dated April 27, 1981. There are twelve lots (space). There are currently 12 dwellings and they came on wheels and could potentially leave on wheels. Allowed to have 12 living units. Attorney Linares read the specifics of the conditional use permit and what is allowable. Jeff currently has temporary RV Trailer. He is trying to decide what to do. Looking at a Tuff Shed Cabin. The concept is similar to a manufactured home estimated size 16 X 28. 450 sq. ft. This will be set on a concrete slab. The reason he is here is because this deviates

from what is required. The unit that is currently there will be removed and sold. Attorney Linares commented it should be required to have a building permit with the required inspections.

7:34 Ed Johnson arrived at the meeting.

Jeff made a motion to approve zoning and the use as discussed with the requirement to submit a building permit application. David Smith seconded the motion. All present voted in favor.

6. Public Comments. There were no public comments offered.

7. Adjourn. Scott Hawkins made a motion to adjourn. David Smith seconded the motion. All present voted in favor and the motion carried. The meeting was adjourned at 7:36.